

MEMORANDUM

Agenda Item No. 11(A)(9)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: June 3, 2014

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution authorizing conveyance of five (5) single family home sites to Soaring to Achieve Results Systematically Developmental Center, Inc., a Florida not-for-profit corporation, for infill housing development

A substitute was presented and forwarded to the BCC with a favorable recommendation at the 5-12-14 Health and Social Services Committee. This substitute differs from the original in that one of the parcels, Folio No. 30-2135-020-0130, was purchased with Community Development Block Grant funds and therefore requires a special County Deed that includes language that sets forth certain federal requirements. Therefore, a second deed is attached (Attachment C) to the substitute resolution.

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Jean Monestime.



R. A. Cuevas, Jr.
County Attorney

RAC/smm



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: June 3, 2014

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 11(A)(9)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(9)

6-3-14

RESOLUTION NO. _____

RESOLUTION AUTHORIZING CONVEYANCE OF FIVE (5) SINGLE FAMILY HOME SITES TO SOARING TO ACHIEVE RESULTS SYSTEMATICALLY DEVELOPMENTAL CENTER, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR INFILL HOUSING DEVELOPMENT AT A PRICE OF TEN DOLLARS (\$10.00); AUTHORIZING THE WAIVER OF ADMINISTRATIVE ORDER 3-44 AS IT RELATES TO THE SECTION ENTITLED AVAILABILITY OF COUNTY PROPERTY; AUTHORIZING THE WAIVER OF ADMINISTRATIVE ORDER 8-4; AUTHORIZING THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE COUNTY DEEDS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN THE COUNTY DEED

WHEREAS, Soaring to Achieve Results Systematically Developmental Center, Inc. ("Soaring to Achieve Results") is a Florida not-for-profit corporation, which was incorporated in 2005; and

WHEREAS, Soaring to Achieve Results' mission is to educate, advocate and provide support services to ensure a life without limits for people with a spectrum of disabilities by working to advance their independence, productivity and full citizenship; and

WHEREAS, the Soaring to Achieve Results has submitted an application, a copy of which is attached hereto as Attachment A, to this Board requesting that the County convey to them five (5) single family home sites located in District 2 for infill housing development for qualified very-low, low- and-moderate income families; and

WHEREAS, this Board is satisfied that said properties can be used for infill housing development and is not needed for County purposes; and

WHEREAS, this Board finds that pursuant to Section 125.38 of the Florida Statutes the conveyance of said property to Soaring to Achieve Results serves the best interest of the County,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board hereby approves the conveyance of five (5) single family home sites, legally described in Attachments B>>,<<¹ ~~[[and]]~~ C >>and D<<, to Soaring to Achieve Results for infill housing development at a price of ten dollars (\$10.00) pursuant to Section 125.38, Florida Statutes and Sections 17-121, et seq. of the Code of Miami-Dade County.

Section 3. This Board hereby approves the waiver of Administrative Order 3-44 as it relates to the Section entitled "Availability of County Property" and Administrative Order 8-4.

Section 4. This Board directs the County Mayor or County Mayor's designee to ensure that proper signage is placed on properties identifying the County's name and the name of the district commissioner.

Section 5. Pursuant to Section 125.411, Florida Statutes, this Board authorizes the Chairperson to execute ~~[[a]]~~ County ~~[[Deed]]~~>>Deeds<<, in substantially the form attached hereto and made a part hereof as Attachment B >>and C<<.

Section 6. The Board authorizes the County Mayor or County Mayor's designee to take all actions necessary to enforce the provisions set forth in the County Deed.

¹ The differences between the substitute and the original item are indicated as follows: Words stricken through and/or ~~[[double bracketed]]~~ shall be deleted, words underscored and/or >>double arrowed<< are added.

Section 7. The Board directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the public record all deeds, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and shall provide a copy of such recorded instruments to the Clerk of the Board within thirty (30) days of execution and final acceptance. The Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Jean Monestime. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman
Lynda Bell, Vice Chair

Bruno A. Barreiro
Jose "Pepe" Diaz
Sally A. Heyman
Jean Monestime
Sen. Javier D. Souto
Juan C. Zapata

Esteban L. Bovo, Jr.
Audrey M. Edmonson
Barbara J. Jordan
Dennis C. Moss
Xavier L. Suarez


The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of June, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

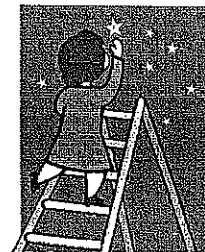
Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith

S.T.A.R.S. Development Center

Soaring to Achieve Results Systematically
(305) 984-0858



March 7, 2014

Sean McCrackine
Legislative Director
Commissioner Jean Monestime
Miami-Dade County

RE: Infill Development Property Pool


Dear Mr. McCrackine:

Soaring to Achieve Results Systematically (S.T.A.R.S.) Developmental Center is seeking to obtain lots to construct homes to be purchased by qualified low-income residents. Therefore, I hereby submit this request for the following lots below:

<u>Folio #</u>	<u>Address</u>
30-2135-020-0130	1157 NW 106 ST
30-2134-012-0850	2347 NW 103 ST
30-2134-011-1680	1832 NW 112 ST
30-3102-010-0630	1428 NW 99 ST
30-3103-019-1090	1907 NW 95 ST

If you have any questions or concerns, please feel free to contact me at (305) 984 - 0858.

Thank you for your time and consideration,


Dr. Erika Rolle, President
S.T.A.R.S. Development Center- Nonprofit Organization

Cc: File

Your Support is Greatly Appreciated!!!

Instrument prepared by:
 Terrence A. Smith
 Assistant County Attorney
 County Attorney Office
 111 NW 1st Street, Suite 2810
 Miami, Florida 33128

Folio Nos.: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this ____ day of _____, 2014 AD. by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, (hereinafter "Party of the First Part"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **SOARING TO ACHIEVE RESULTS SYSTEMATICALLY DEVELOPMENTAL CENTER, INC., Florida Not-for-profit corporation** (hereinafter "Party of the Second Part"), whose address is 1801 NW 186th Street, Miami, Florida 33056.

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the Party of the Second Part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Party of the Second Part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Property shall be developed with affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 128 of the Code of Miami-Dade County and the Miami-Dade County's Infill Housing Initiative Guidelines. In the event Party of the Second Part fails to develop the home in accordance with the Infill Housing Initiative Guidelines, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause.
2. That the Property shall be developed with affordable housing within one (1) year of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy. In the event Party of the Second Part fails to complete the construction of the home(s) within one (1) year from the date of this deed, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter. Notwithstanding, Party of the First Part may, in its sole discretion, waive this reverter condition upon

Party of the First Part finding it necessary to extend the time frame in which Party of the Second Part must complete the home. Such waiver by Party of the First Part, to be effective must (i) be given prior to the event of the reverter and (ii) shall be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which Party of the Second Part must complete the home. The letter by Party of the First Part shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within (1) year from the date of this deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to Party of the First Part.

3. That the affordable housing developed on the Property shall be sold to a qualified household, as defined in Sections 17-122(n) of the Code of Miami-Dade County but under no circumstances shall the sales price of the home exceed One Hundred and Seventy-Five Thousand and 00/100 (\$175,000.00). In the event Party of the Second Part fails to sell the home to a qualified household or sells the home above One Hundred and Seventy-Five Thousand and 00/100 (\$175,000.00), title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause, and by such reverter to the Party of the First Part, Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

Party of the Second Part shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from the developer to the qualified household the County's "Affordable Housing Restrictive Covenant;" and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The "Control Period" commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the Property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Party of the Second Part may encumber the Property with:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.

The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon receiving proof of compliance with all the deed restrictions listed above, the Party of the First Part shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the Party of the First Part. If the party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the Party of the First Part shall have the right to re-enter and take possession of the Property and to terminate and re-vest in the Party of the First Part the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the Party of the First Part, the Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit any way the lien of any valid mortgage or Deed of Trust permitted by this Deed.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said Party of the First Part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Rebeca Sosa, Chairperson

Approved for legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by **Resolution No.** _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2014.

EXHIBIT "A"

LEGAL DESCRIPTIONS

30-2134-012-0850	ACME GULFAIR 1ST ADDN PB 44-57, LOT 13 & W 10 FT OF LOT 12 LESS S 15FT THEREOF FOR R/W BLK 8
30-2134-011-1680	QUEENS PARK PB 20-22, LOTS 9 & 10 BLK 10
30-3102-010-0630	MIAMI PARK SEC 1 PB 44-95, LOT 3, BLK 5
30-3103-019-1090	WOODLAND ADD PB 6-85, LOT 4 & E5FT OF LOT 5 LESS S 15FT, FOR ROAD BLK 22

Instrument prepared by:
 Public Housing and Community Development
 Infill Housing Initiative Program
 701 NW 1 Court, 16th Floor
 Miami, Florida 33136

Folio No: 30-2135-020-0130

COUNTY DEED

THIS DEED, made this ____ day of _____, 2013 AD. by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, (hereinafter "Party of the First Part"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and **SOARING TO ACHIEVE RESULTS SYSTEMATICALLY DEVELOPMENTAL CENTER, INC., Florida Not-for-profit corporation** (hereinafter "Party of the Second Part"), whose address is 1801 NW 186th Street, Miami, Florida 33056., (hereinafter "Party of the Second Part"):

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the Party of the Second Part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Party of the Second Part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Property shall be developed with affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 128 of the Code of Miami-Dade County and the Miami-Dade County's Infill Housing Initiative Guidelines. In the event Party of the Second Part fails to develop the home in accordance with the Infill Housing Initiative Guidelines, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause.
2. That the Property shall be developed with affordable housing within one (1) year of the recording of this deed, as evidenced by the issuance of a final

Certificate of Occupancy. In the event Party of the Second Part fails to complete the construction of the home(s) within one (1) year from the date of this deed, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter. Notwithstanding, Party of the First Part may, in its sole discretion, waive this reverter condition upon Party of the First Part finding it necessary to extend the time frame in which Party of the Second Part must complete the home. Such waiver by Party of the First Part, to be effective must (i) be given prior to the event of the reverter and (ii) shall be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which Party of the Second Part must complete the home. The letter by Party of the First Part shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within (1) year from the date of this deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to Party of the First Part.

3. That the affordable housing developed on the Property shall be sold to a qualified low income household earning less than or equal to eighty percent of the area median income, must be "affordable" to that household (PITI is less than one-third of household's gross monthly income), and is sold at a price equal to or as defined in Sections 17-122(n) of the Code of Miami-Dade County but under no circumstances shall the sales price of the home exceed One Hundred and Seventy-Five Thousand and 00/100 (\$175,000.00). In the event Party of the Second Part fails to sell the home to a qualified household or sells the home above One Hundred and Seventy-Five Thousand and 00/100 (\$175,000.00), title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause, and by such reverter to the Party of the First Part, Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
4. Within thirty (30) days of closing on the sale of the home to the qualified household, Grantee shall submit a report to Miami-Dade County's Public Housing and Community Development indicating the size of the household, ethnicity of the household, and the amount of Program income generated from the amount (percentage) of the Community Development Block Grant investment. Program income is defined as the income from the sale of the houses.
5. That for lots located within the HOPE VI Target Area (hereinafter "Target Area"), the Party of the Second Part shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all homes to be sold within the Target Area. The Party of the First Part will provide a list of former Scott/Carver residents in order for the Party of the Second Part to notify these residents of the availability of homeownership opportunities through the Infill Housing Initiative Program.

Party of the Second Part shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from the developer to the qualified household the County's "Affordable Housing Restrictive Covenant;" and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The "Control Period" commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the Property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Party of the Second Part may encumber the Property with:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.

The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon receiving proof of compliance with all the deed restrictions listed above, the Party

of the First Part shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the county. If the party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the Party of the First Part shall have the right to re-enter and take possession of the Property and to terminate and revert in the Party of the First Part the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the Party of the First Part, the Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said Party of the First Part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Rebeca Sosa, Chairperson

Approved for legal sufficiency

By: _____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by **Resolution No** _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____, 20____.

EXHIBIT "A"

LEGAL DESCRIPTION

30-2135-020-0130	NORTH SILVER CREST ADD,PB17-38, LOT 21 BLK 1
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OFFICE OF THE PROPERTY APPRAISER

Detail Report

Generated On : 3/10/2014

Property Information	
Folio:	30-2135-020-0130
Property Address:	1157 NW 106 ST
Owner	MIAMI-DADE COUNTY OCED
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,200 Sq.Ft
Year Built	0



Assessment Information			
Year	2013	2012	2011
Land Value	\$14,248	\$12,933	\$18,413
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$14,248	\$12,933	\$18,413
Assessed Value	\$14,226	\$12,933	\$18,413

Benefits Information				
Benefit	Type	2013	2012	2011
Non-Homestead Cap	Assessment Reduction	\$22		
County	Exemption	\$14,226	\$12,933	\$18,413
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2013	2012	2011
County			
Exemption Value	\$14,226	\$12,933	\$18,413
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$14,248	\$12,933	\$18,413
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$14,226	\$12,933	\$18,413
Taxable Value	\$0	\$0	\$0

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp> (<http://www.miamidade.gov/info/disclaimer.asp>)



OFFICE OF THE PROPERTY APPRAISER

Detail Report

Generated On : 3/10/2014

Property Information	
Folio:	30-2134-012-0850
Property Address:	2347 NW 103 ST
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,650 Sq.Ft
Year Built	0



Assessment Information			
Year	2013	2012	2011
Land Value	\$20,429	\$19,424	\$20,429
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$20,429	\$19,424	\$20,429
Assessed Value	\$20,429	\$19,424	\$20,429

Benefits Information				
Benefit	Type	2013	2012	2011
County	Exemption	\$20,429	\$19,424	\$20,429
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2013	2012	2011
County			
Exemption Value	\$20,429	\$19,424	\$20,429
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$20,429	\$19,424	\$20,429
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$20,429	\$19,424	\$20,429
Taxable Value	\$0	\$0	\$0

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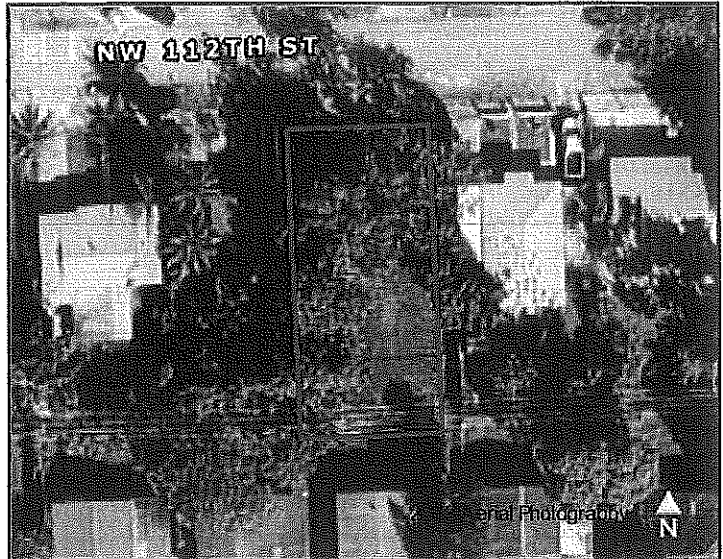


OFFICE OF THE PROPERTY APPRAISER

Detail Report

Generated On : 3/10/2014

Property Information	
Folio:	30-2134-011-1680
Property Address:	1832 NW 112 ST
Owner	MIAMI-DADE COUNTY GSA R/EMGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,300 Sq.Ft
Year Built	0



Assessment Information			
Year	2013	2012	2011
Land Value	\$13,414	\$12,847	\$13,414
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$13,414	\$12,847	\$13,414
Assessed Value	\$13,414	\$12,847	\$13,414

Benefits Information				
Benefit	Type	2013	2012	2011
County	Exemption	\$13,414	\$12,847	\$13,414

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2013	2012	2011
County			
Exemption Value	\$13,414	\$12,847	\$13,414
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$13,414	\$12,847	\$13,414
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$13,414	\$12,847	\$13,414
Taxable Value	\$0	\$0	\$0

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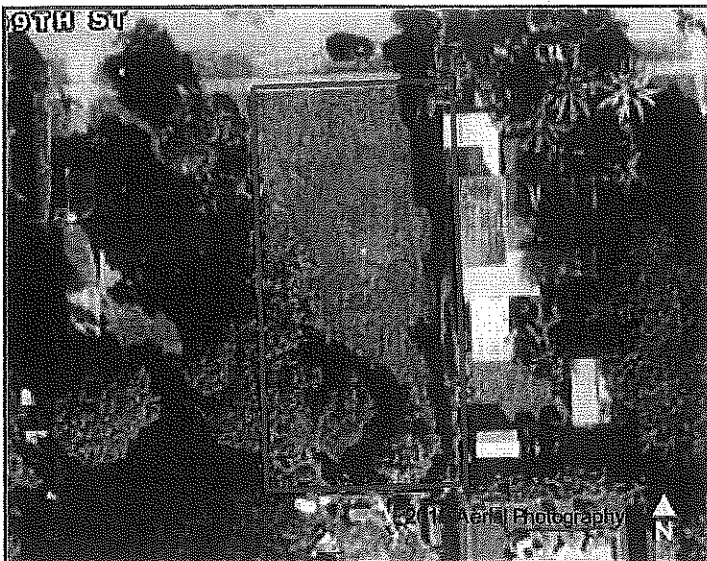


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/10/2014

Property Information	
Folio:	30-3102-010-0630
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	9,996.8 Sq.Ft
Year Built	0



Assessment Information			
Year	2013	2012	2011
Land Value	\$17,562	\$12,513	\$13,903
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$17,562	\$12,513	\$13,903
Assessed Value	\$13,764	\$12,513	\$13,903

Benefits Information				
Benefit	Type	2013	2012	2011
Non-Homestead Cap	Assessment Reduction	\$3,798		
County	Exemption	\$13,764	\$12,513	\$13,903

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
MIAMI PARK SEC 1 PB 44-95	
LOT 3 BLK 5	
LOT SIZE 70.400 X 142	
OR 20332-3750 0302 3	

Taxable Value Information			
	2013	2012	2011
County			
Exemption Value	\$13,764	\$12,513	\$13,903
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$17,562	\$12,513	\$13,903
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$13,764	\$12,513	\$13,903
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1978	\$26,000	10007-0595	2008 and prior year sales; Qual by exam of deed
11/01/1977	\$16,900	09864-0269	2008 and prior year sales; Qual by exam of deed
09/01/1974	\$19,000	00000-00000	2008 and prior year sales; Qual by exam of deed

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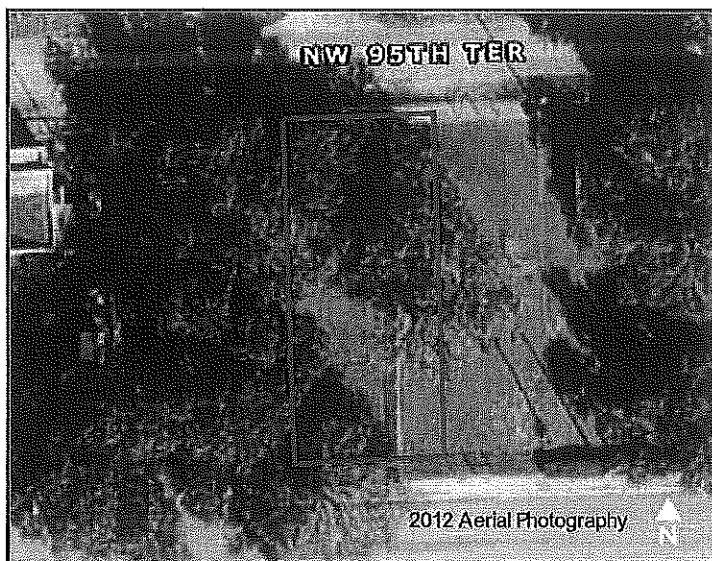


OFFICE OF THE PROPERTY APPRAISER

Detail Report

Generated On : 3/10/2014

Property Information	
Folio:	30-3103-019-1090
Property Address:	1907 NW 95 ST
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	5100 BUNGALOW COURTS
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,875 Sq.Ft
Year Built	0



Assessment Information			
Year	2013	2012	2011
Land Value	\$4,538	\$4,345	\$8,662
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$4,538	\$4,345	\$8,662
Assessed Value	\$4,538	\$4,345	\$8,662

Benefits Information				
Benefit	Type	2013	2012	2011
County	Exemption	\$4,538	\$4,345	\$8,662
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2013	2012	2011
County			
Exemption Value	\$4,538	\$4,345	\$8,662
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$4,538	\$4,345	\$8,662
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$4,538	\$4,345	\$8,662
Taxable Value	\$0	\$0	\$0

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